

**ZB# 84-25**

**Stephanie Leechow**

**39-2-23**

# General Receipt

6100

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Jan. 16 19 85

Received of Joseph Leeckow Jr. \$ 25<sup>00</sup>/<sub>100</sub>  
Twenty Five and 00/100 DOLLARS

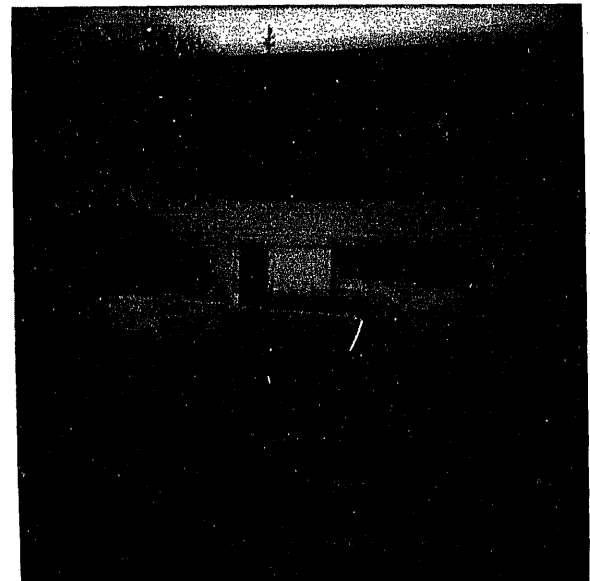
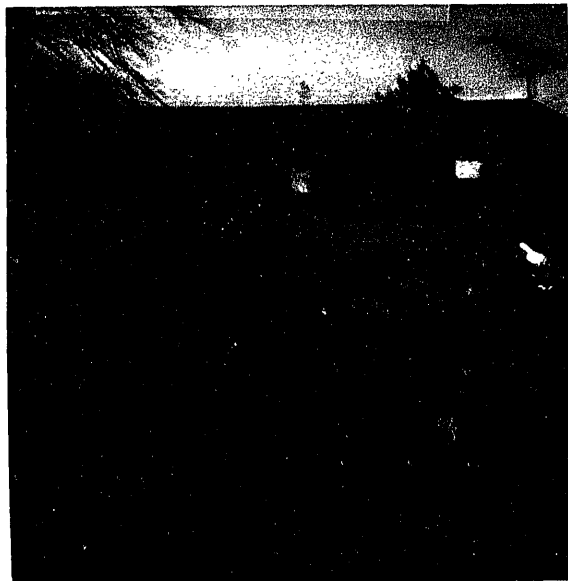
For Variance Fee 84-25

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 25.00		
# 1630		

By Pauline J. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609



Pat Delio Copy

State of New York

County of Orange, ss:

Everett W. Smith, being duly sworn  
disposes and says that he is  
Publisher of the E.W. Smith  
Publishing Company, Inc. publisher  
of The Sentinel, a weekly newspaper  
published and of general circulation  
in the Town of New Windsor, and that  
the notice of which the annexed is  
a true copy was published ONCE

in said newspaper, commencing on  
the 3rd day of JANUARY A.D., 1985  
and ending on the 3rd day of JANUARY  
A.D. 1985

Subscribed and shown to before me  
this 23rd day of Jan., 1985

Patricia Delio  
Notary Public of the State of New York  
County of Orange.

My commission expires 3/30/85

PATRICIA DELIO  
NOTARY PUBLIC, State of New York  
No. 5970775  
Qualified in Orange County  
Commission Expires March 30, 1985.

**PUBLIC HEARING**  
**BEFORE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

PLEASE BE ADVISED that the  
Zoning Board of Appeals of the  
TOWN OF NEW WINDSOR, New  
York will hold a Public Hearing  
pursuant to Section 48-34A of the  
Zoning Ordinance on the follow-  
ing proposition:  
Appeal No. 25  
Request of **STEPHANIE**  
**LEECH** for a **VARIANCE** of  
the regulations of the Zoning  
Ordinance that the crafts bus-  
iness, including retail sales and  
sign in residential (R-4) zone  
being a **VARIANCE** of Section  
48-9 Table of Use Regs. Col.  
A&D for property situated as  
follows:  
5 Crest Drive, New  
Windsor

**SAID HEARING** take place  
on the 14th day of January, 1985,  
at the New Windsor Town Hall,  
555 Union Avenue, New Windsor,  
N.Y. beginning at 7:30 o'clock  
p.m.

**DANIEL P. KONKOL**  
Chairman  
By: **Patricia Delio**  
Secretary

*Memo* FROM: ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

TOWN PLANNING BOARD  
TOWN BUILDING/ZONING OFFICER

DATE: 1/18/85

SUBJECT: PUBLIC HEARING HELD BEFORE ZBA - 1/14/85 (LEECHOW)

---FOLD HERE---

This is to advise that the above-entitled application in the name of STEPHANIE LEECHOW, was granted at the 1/14/85 meeting held before the Zoning Board of Appeals.

Patricia Delio, Secretary

/pd

cc: Stephanie Leechow, Applicant

by \_\_\_\_\_

COMMERCIAL OFFSET PRINTERS, INC., NEW WINDSOR, NEW YORK 12550

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x  
In the Matter of the Application of

STEPHANIE LEECHOW

DECISION GRANTING  
USE VARIANCE

# 84-25.  
-----x

WHEREAS, STEPHANIE LEECHOW of 5 Cresthaven Drive,  
New Windsor, N. Y. (R-4) zone, has made application before the  
Zoning Board of Appeals for a use variance for the purposes of:  
operation of a crafts shop with retail sales at her residence  
and

WHEREAS, a public hearing was held on the 14th day of  
January, 1985 at the Town Hall, 555 Union Avenue, New  
Windsor, New York; and

WHEREAS, applicant appeared in behalf of herself

\_\_\_\_\_; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New  
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents  
and businesses as prescribed by law and published in The Sentinel, also  
as required by law.

2. The evidence shows: that there will be no outside  
structural changes nor electrical disturbances throughout the  
neighborhood.

3. The evidence shows: that there will be little or no  
parking off street. All parking will be restricted to driveway.

4. The evidence shows: \_\_\_\_\_

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of the reasonable use of such land or building.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the application as presented does not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a use variance as applied for and in connection with plans presented at the public hearing., that said variance is for a five (5) year duration only and hours of operation are to be from 1 p.m. to 6 p.m.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

Dated: January 28, 1985.

  
Chairman

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 84-25.

Date: 11/26/84

I. ✓ Applicant Information:

- (a) STEPHANIE LEECHOW, 5 Cresthaven Dr. Joseph m. SAME  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☒ Use Variance ☒ Sign Variance
- ☐ Area Variance ☐ Special Permit

III. ✓ Property Information:

- (a) R-4 5 Cresthaven Drive 39-2-23 90x100  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.?
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 1962
- (e) Has property been subdivided previously? no When?
- (f) Has property been subject of variance or special permit previously? no When?
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? yes
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: no

IV. ✓ Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of use Regs., Col. A, to allow:
- (Describe proposal) Permission To run craft business in cellar of home.

- (b) ✓ The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

Unless I receive this variance I will have to dispose of all crafts already made. I have quit my job to start the shop in operation. I would have to find another job. My husband works on construction (laborers) and is off most winters.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section       , Table of        Regs., Col.       .

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

\* Residential Districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

VI. ✓ Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 4/8-9, Table of USC Regs., Col. A.

	Requirements	Proposed or Available	Variance Request
Sign 1		<u>31" x 21"</u>	<u>Same</u>
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	<u>      </u> sq.ft.	<u>      </u> sq.ft.	<u>      </u> sq.ft.



- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

---

---

---

---

---

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

---

---

VII. ~~Special Permit:~~

- (a) ~~Special Permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.~~
- (b) ~~Describe in detail the use and structures proposed for the special permit.~~

---

---

---

---

---

VIII. ✓ Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

I am changing nothing to damage  
the looks of the neighborhood. If  
required, I can dig out room for  
parking and make a double driveway.

IX. ✓ Attachments required:

- \_\_\_\_\_ Copy of letter of referral from Bldg./Zoning Inspector.
- \_\_\_\_\_ Copy of tax map showing adjacent properties.
- \_\_\_\_\_ Copy of contract of sale, lease or franchise agreement.
- \_\_\_\_\_ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- \_\_\_\_\_ Copy(ies) of sign(s) with dimensions.
- \_\_\_\_\_ Check in the amount of \$ \_\_\_\_\_ payable to TOWN OF NEW WINDSOR.
- \_\_\_\_\_ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date Nov. 26, 1984

STATE OF NEW YORK)  
COUNTY OF ORANGE )

SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Stephan A. Lechow  
(Applicant)

Sworn to before me this

27<sup>th</sup> day of Nov., 1984.

Patricia Delio

PATRICIA DELIO

Notary Public, State of New York

Appointed Jan 21, 1983

My Commission expires May 30, 1985

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is: \_\_\_\_\_

Special Permit is: \_\_\_\_\_

(c) Conditions and safeguards: \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

1/14/85 - Public Hearing - Leechow, Stephanie

Name:

Address:

Joy Leechow	5 Cresthaven Dr.
Candace Livingston	36 Merline Ave.
Lori Dagliardi	7 Cresthaven Dr.
Joy Leechow	5 Cresthaven Dr.
Garnie Dagliardi	7 Cresthaven Dr.
Lori Dagliardi	7 Cresthaven Dr.
Paul Dagliardi	11 Cresthaven Dr.
Tony and Helen Granier	9 Cresthaven Dr.
Anthony Crumelli Jr.	4 Cresthaven Dr. N.W.
KASEM CHALERMVONG	2 CREST HAVEN DR. N.W.
Barbara Evans	48 Harth Drive N.W.
Ann-Marie Saxton	36 Harth Drive N.W.
Paul J. McClutche	17 Hilltop Dr. N.W.
Loris Rojas	27 Harth Dr. N.W.
Elizabeth Seagren	2 Valwood Dr. N.W.
Karale Green	32 Harth Dr. N.W.
Harold Green	32 Harth Dr. N.W.
Charles Joseph	27 Harth Dr. N.W.
Joseph P. Fort	6 Cresthaven Dr.
Carl & Virge Jones	8 Cresthaven Dr.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

78

November 28, 1984

Mr. Joseph M. Leechow  
5 Cresthaven Drive  
New Windsor, NY 12550

Re: 39-2-23

Dear Mr. Leechow:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$100.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING  
SOLE ASSESSOR, IAO

CEJ/po  
Attachments

*sign size - above cellar entrance 31" X 21"*



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

1763

- |     |                                                                                       |                                                                                            |
|-----|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| 494 | Messenger, Glen & Fabiann ✓<br>45 Harth Drive<br>New Windsor, NY 12550                | Damone, Louis & Lucy ✓ 485<br>44 Harth Drive<br>New Windsor, NY 12550                      |
| 493 | Barnes, Earl D. & Maripat ✓<br>47 Harth Drive<br>New Windsor, NY 12550                | Lucera, Joseph & Anna ✓ 484<br>46 Harth Drive<br>New Windsor, NY 12550                     |
| 495 | Greenwood, James E., Jr. & ✓<br>Doris A. ✓<br>49 Harth Drive<br>New Windsor, NY 12550 | Evans, David F. & Barbara Ann ✓<br>48 Harth Drive<br>New Windsor, NY 12550 483             |
| 496 | Corbett, Kevin & Dale, Susan ✓<br>51 Harth Drive<br>New Windsor, NY 12550             | Langer, Leroy A. & Lorraine F. ✓<br>50 Harth Drive<br>New Windsor, NY 12550 482            |
| 497 | Kennedy, Frank P. & Louise ✓<br>53 Harth Drive<br>New Windsor, NY 12550               | Amaro, Jack M. & Kathleen V. ✓<br>52 Harth Drive<br>New Windsor, NY 12550 481              |
| 491 | Birdsall, Robert W. & Vivian G. ✓<br>55 Harth Drive<br>New Windsor, NY 12550          | Yano, Edward J., Jr. & Bethann ✓<br>54 Harth Drive<br>New Windsor, NY 12550 480            |
| 490 | Bedetti, Francis V. & Margo M. ✓<br>57 Harth Drive<br>New Windsor, NY 12550           | Schulman, Philip M. & Linda H. ✓<br>56 Harth Drive<br>New Windsor, NY 12550 479            |
| 489 | Tropeano, Frank & Adeline ✓<br>59 Harth Drive<br>New Windsor, NY 12550                | McGuire, <del>Lawrence T.</del> & Mary E. ✓<br>58 Harth Drive<br>New Windsor, NY 12550 477 |
| 488 | Larue, Albert & Gloria ✓<br>61 Harth Drive<br>New Windsor, NY 12550                   | Diamandis, Anastasios & Vasiliki, A. ✓<br>17 Cresthaven Drive<br>New Windsor, NY 12550 476 |
| 487 | Leghorn, Samuel P. & Francine M. ✓<br>63 Harth Drive<br>New Windsor, NY 12550         | Sweeney, John T. & Eileen T. ✓<br>15 Cresthaven Drive<br>New Windsor, NY 12550 475         |
| 486 | Soltis, John & Hilda ✓<br>42 Harth Drive<br>New Windsor, NY 12550                     | Doyle, Brian M. & Eileen F. ✓<br>13 Cresthaven Drive<br>New Windsor, NY 12550 473          |



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

1763

- |                       |                                                                                    |                                                                                  |     |
|-----------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----|
| 474                   | Brune, Herbert C. & Dorothea M.<br>11 Cresthaven Drive<br>New Windsor, NY 12550    | Gomez, Carlos R. & Virgenmina<br>8 Cresthaven Drive<br>New Windsor, NY 12550     | 208 |
| 472                   | Granieri, Anthony D. & Helen A.<br>9 Cresthaven Drive<br>New Windsor, NY 12550     | Maroulis, John M. & Evelyn E.<br>10 Cresthaven Drive<br>New Windsor, NY 12550    | 207 |
| 471                   | Gagliardi, Paul & Lois<br>7 Cresthaven Drive<br>New Windsor, NY 12550              | Mascitelli, Robert E. & Janet F.<br>12 Cresthaven Drive<br>New Windsor, NY 12550 | 469 |
| 478                   | Gayton, Thomas J. & Colette A.<br>3 Cresthaven Drive<br>New Windsor, NY 12550      | Bennett, Preston D. & Ellen J.<br>14 Cresthaven Drive<br>New Windsor, NY 12550   | 205 |
| 470                   | Lare, Harry F. & June A.<br>1 Cresthaven Drive<br>New Windsor, NY 12550            | Brooks, George L. & Gladys C.<br>16 Cresthaven Drive<br>New Windsor, NY 12550    | 204 |
| 206<br><del>469</del> | Kinsler, Dennis J. & Michelle L.<br>38 Harth Drive<br>New Windsor, NY 12550        | Salbucci, Sisto & Lena<br>13 Valewood Drive<br>New Windsor, NY 12550             | 203 |
| 468                   | Suto, Paul V. & Dorothy<br>40 Harth Drive<br>New Windsor, NY 12550                 | Parker, Kenneth F. & Rosalie M.<br>11 Valewood Drive<br>New Windsor, NY 12550    | 202 |
| 467                   | Santoro, <del>Nicholas J.</del> & Marie<br>36 Harth Drive<br>New Windsor, NY 12550 | Irwin, Henry M. & Mabel D.<br>9 Valewood Drive,<br>New Windsor, NY 12550         | 201 |
| 466                   | Chalermvong, Kasem<br>2 Cresthaven Drive<br>New Windsor, NY 12550                  | Pullar, William J.<br>7 Valewood Drive<br>New Windsor, NY 12550                  | 200 |
| 210                   | Cimorelli, Anthony, Jr. & Marie<br>4 Cresthaven Drive<br>New Windsor, NY 12550     | Fatt, Aaron & Evelyn G.<br>5 Valewood Drive<br>New Windsor, NY 12550             | 199 |
| 209                   | Gatt, Joseph & Patricia<br>6 Cresthaven Drive<br>New Windsor, NY 12550             | Finnegan, John & Amy<br>3 Valewood Drive<br>New Windsor, NY 12550                | 198 |



1763

## TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

- |     |                                                                                |                                                                                     |
|-----|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 197 | Cummings, Robert J. & Marion T.<br>1 Valewood Drive<br>New Windsor, NY 12550 ✓ | Harris, Eleanor A. & Kenneth R. 186<br>4 Birchwood Drive<br>New Windsor, NY 12550 ✓ |
| 196 | Bunkoff, Vera M. ✓<br>34 Harth Drive<br>New Windsor, NY 12550                  | Pavlik, Carl & Hazel ✓ 185<br>30 Harth Drive<br>New Windsor, NY 12550               |
| 195 | Green, Harold D. & T. Karole<br>32 Harth Drive<br>New Windsor, NY 12550 ✓      | Iacovino, Joseph A. & Geraldine ✓<br>237 Garden Street<br>New Windsor, NY 12550 184 |
| 194 | Seagren, Carl W. & Elizabeth G.<br>2 Valewood Drive<br>New Windsor, NY 12550 ✓ | Davidson, John R. & Angela A.<br>239 Garden Street<br>New Windsor, NY 12550 ✓ 183   |
| 193 | DeWitt, Roy G. ✓<br>4 Valewood Drive<br>New Windsor, NY 12550                  | Starobin, Israel & Ida ✓ 182<br>241 Garden Drive<br>New Windsor, NY 12550           |
| 192 | Franchini, Anthony & Genevieve ✓<br>6 Valewood Drive<br>New Windsor, NY 12550  | Marino, Leo J. & Anne ✓ 181<br>243 Garden Street<br>New Windsor, NY 12550           |
| 191 | Randall, Louis D. & Marion B. ✓<br>8 Valewood Drive<br>New Windsor, NY 12550   | Gaudioso, John J. & Kathleen ✓ 180<br>245 Garden Street<br>New Windsor, NY 12550    |
| 190 | Scherf, Howard & Phyllis ✓<br>10 Valewood Drive<br>New Windsor, NY 12550       | Liquori, Joseph A. & Adeline ✓ 179<br>247 Garden Street<br>New Windsor, NY 12550    |
| 189 | Collery, Richard D. & Angela R.<br>12 Valewood Drive<br>New Windsor, NY 12550  | Michon, Andrew J. & Regina R. ✓ 178<br>249 Garden Street<br>New Windsor, NY 12550   |
| 188 | Coleman, Roy H. & Lucille R. ✓<br>8 Birchwood Drive<br>New Windsor, NY 12550   | Pollock, John & Helen ✓ 177<br>251 Garden Street<br>New Windsor, NY 12550           |
| 187 | McKee, John A. & Eunice E. ✓<br>6 Birchwood Drive<br>New Windsor, NY 12550     | Pospiech, Robert A. & Roslyn M. ✓<br>253 Garden Street<br>New Windsor, NY 12550 176 |



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

1763

175 Gibbons, John J. & Joyce  
255 Garden Street  
New Windsor, NY 12550

Rogers, Charles W. & Doris A.  
27 Harth Drive, MD #33  
New Windsor, NY 12550

174 Favino, Charles  
257 Garden Street  
New Windsor, NY 12550

173 Central Hudson Gas & Electric  
284 South Avenue  
Poughkeepsie, NY 12602

172 Kane, Michael D. & Marlene C.  
43 Harth Drive  
New Windsor, NY 12550

171 Fetter, Harold, Jr. & Mary Louise  
41 Harth Drive  
New Windsor, NY 12550

169 Miller, MaryJane  
39 Harth Drive  
New Windsor, NY 12550

170 Skyer, Max M. & Helen W.  
37 Harth Drive  
New Windsor, NY 12550

168 Johnson, Clarence & Mary J.  
35 Harth Drive  
New Windsor, NY 12550

167 Palmer, Kenneth & Marion  
33 Harth Drive, MD #33  
New Windsor, NY 12550

166 Smith, John A. & Patricia A.  
31 Harth Drive  
New Windsor, NY 12550

165 Monell, Donald M. & Arlene E.  
29 Harth Drive, MD #33  
New Windsor, NY 12550



*We have no objection to this business*

*Mr. & Mrs. J.A. Smith*

*31 North Dr - New Windsor,  
N.Y. 12550*

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

RECEIVED  
ATTORNEYS OFFICE

TOWN OF NEW WINDSOR

JAN 14 1985

BY: *Patricia Delis*

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-34A of the  
Zoning Ordinance on the following proposition:

Appeal No. 25

Request of STEPHANIE LEECHOW

for a VARIANCE ~~SPECIAL PERMIT~~ of

the regulations of the Zoning Ordinance to

permit crafts business, including retail

sales and sign in residential (R-4) zone

being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-9 - Table of Use Regs.-Col. A & D

for property situated as follows:

5 Cresthaven Drive, New Windsor, N. Y. 12550

SAID HEARING will take place on the 14th day of

January, 1985, at the New Windsor Town Hall,

555 Union Avenue, New Windsor, N. Y. beginning at

7:30 o'clock P. M.

DANIEL P. KONKOL

Chairman

1/11/85

Zoning Board of Appeals  
Town of New Windsor

Please be advised that we  
are in support of a permit  
for a craft business for  
Stephane Lechow of  
5 Cresthaven Drive,  
New Windsor, N.Y.

Kathleen & Jack O'Neil  
52 North Drive  
New Windsor Ny  
12550

Said Hearing on Jan. 14, 1985.

January 5, 1985

Zoning Board of Appeals

RECEIVED  
ATTORNEY'S OFFICE  
TOWN OF NEW WINDSOR

JAN 8 1985

Town of New Windsor

555 Union Ave.

New Windsor, N.Y. 12550

Patricia Delis

RE: Appeal No. 25

Variance

Stephanie Leechow

Gentlemen,

I am unable to attend the hearing on Jan. 14, 1985 regarding appeal # 25 of Stephanie Leechow for a variance of the regulations of the Zoning Ordinance to permit a crafts business and sign in residential R-4 Zone at 5 Crest Haven Drive, New Windsor. I live at 4 Crest Haven Drive, which is across the street, and hereby wish to go on record as being in favor of the approval of the above variance.

Mrs. Leechow is a fine, upstanding citizen and would not abuse the variance.

Thank you for your consideration.

Marie C. Cimorelli  
4 Crest Haven Drive  
New Windsor, N.Y. 12550

1/11/85

Zoning Board of Appeals  
Town of New Windsor

Please be advised that we  
are in support of a permit  
for a craft business for  
Stephanie Leechaw of  
5 Cresthaven Drive,  
New Windsor, N.Y.

Kathleen & Jack Amaro  
52 North Drive  
New Windsor, NY  
12550

Said Hearing on Jan. 14, 1985.

RECEIVED  
TOWNERS OFFICE  
ATONMENT WINDSOR

TOWN OF  
JAN 14 1995

BY: Devinia Ellis

1/7/85

To Whom it May Concern

Although we cannot attend the Public Hearing set for 1/14/85, we would like to support the Varronia requested by Stephanie Beechow for a permit for her Crafts business.

Sincerely  
Mr. & Mrs. Samuel P. Leghorn  
63 Hartt Drive

New Windsor N.Y.

12550

RECEIVED  
ATTORNEY'S OFFICE  
TOWN OF NEW WINDSOR

JAN 10 1985  
BY: Patricia Delio

January 7, 1985

Zoning Board of Appeals  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Re: Appeal No. 25  
Request of Stephanie Leechow

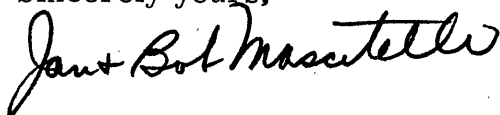
To Whom it May Concern,

We have been neighbors and friends of Stephanie Leechow for over 20 years. She is a very talented and crafted individual as well as a good parent and law-abiding citizen.

We see no danger to the neighborhood in her selling of her crafts from her home. Many people sell Avon, Amway or Tupperware etc....

Since we will be unable to attend the January 14th hearing, we felt we would like you to know our feelings in this matter.

Sincerely yours,



Jan & Bob Mascitelli  
12 Cresthaven Drive  
New Windsor, N. Y. 12550

RECEIVED  
ATTORNEY'S OFFICE  
TOWN OF NEW WINDSOR

JAN 10 1985

BY: Patricia Delis

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

Prelim. Meeting  
Nov. 26th  
cc: Pat R.  
Mrs. Leechow

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. ....

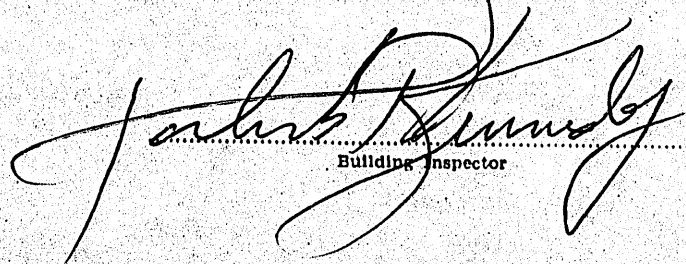
Date November 8, 1984

To Stephanie Leechow 561-8731  
5 Cresthaven Drive  
New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated November 8, 1984  
for permit to Operate Craft Shop in home (retail store)  
at the premises located at 5 Cresthaven Drive

is returned herewith and disapproved on the following grounds:

Not considered a home occupation - (use variance)

  
Building Inspector

Sign also  
requested.



INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: ZONING BOARD OF APPEALS  
SUBJECT: PUBLIC HEARINGS - Date: January 14, 1985  
LEECHOW, STEPHANIE  
DATE: January 4, 1985

Please be advised that the following is a schedule of public hearings to be heard before the Zoning Board of Appeals on the above date:

LEECHOW, STEPHANIE

I have attached hereto copies of the pertinent application(s) together with public hearing notice(s).

Pat

/pd

Attachments

cc: Town Building/Zoning Officer Kennedy